



To Let By Private Treaty Subject to Contract

**MODERN INDUSTRIAL / WORKSHOP UNIT OF 740 SQ.FT (69 SQ.M) WITH
PARKING TO FRONT FOR CIRCA 8 VEHICLES**

**UNIT 8C COMMERCIAL POINT, MULLACOTT CROSS INDUSTRIAL ESTATE,
ILFRACOMBE, NORTH DEVON, EX34 8FH**

RENTAL: £890 PER MONTH

- Modern industrial / warehouse / workshop premises*
- Specification including EPC rating B, Three Phase electricity, reception office/lobby, roller shutter door, LED lighting, kitchenette, solar panels producing element of free electricity, electrical sockets, toilet, currently fitted with mezzanine (could be purchased by separate negotiation or removed)*
- Front parking apron for approximately 8 vehicles*
- Eligible for small business rates relief*

LOCATION

Mullacott Industrial Estate is within 5 minutes drive of Ilfracombe on the North Devon coast with access from the A361 Mullacott Cross Roundabout. The Estate has seen considerable development and growth over the last few years with an assortment of business operators on the Estate. The premises are close to Jewsons, Howdens Joinery and Screwfix.

DESCRIPTION

Being a mid terraced unit, the premises were constructed in 2009 to a high standard which provides an Energy Performance Rating for the building of B. Having a floorarea of 740 sq.ft (69 sq.m), the premises is currently fitted with a mezzanine floor of 566 sq.ft (53 sq.m). The mezzanine floor is available by separate negotiation or it can be removed depending on new Tenants preference. Additional specification includes roller shutter and personnel door to front, 15% translucent roof panels, block work to c. 7ft with cladding above, power floated floor, eaves height of 18ft (5.5m), Three Phase electricity, reception office/lobby, LED lighting, kitchenette, solar panels producing element of free electricity, electrical sockets and toilet facilities. Parking to the front for approximately 8 vehicles.

TERMS

The premises are made available by way of a new lease to be held on a full repairing and insuring basis. Building insurance estimated at £26 pm, service charge for maintenance and repair of common parts of the Estate estimated at £19 pm.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £6,300 Rates Payable: £3,163 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less could be eligible to apply for 100% business rates relief. Occupiers should make their own enquiries of North Devon District Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

We understand VAT is applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Please contact the Agents for a copy of the Energy

Performance Certificate.

THE ACCOMMODATION (comprises)

GROUND FLOOR

INDUSTRIAL / WORKSHOP UNIT

GIA 740 sq.ft (69 sq.m) currently fitted with mezzanine floor of 566 sq.ft (53 sq.m) which can be purchased by separate negotiation or removed.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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